

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: David Abramson, Deputy Planning and Zoning Manager

SUBJECT: Site Plan Modification Application: SPM 12-4-07/08-31/Flagler Construction Equipment Davie/5210 Reese Road/Generally located on the south-side of Reese Road, between Davie Road and Florida Turnpike

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SPM 12-4-07, Flagler Construction Equipment Davie, 5210 Reese Road (M-3, County) Site Plan Committee recommended approval subject to the following: 1) to remove the note on the site plan SP-1, which states a “roof overhang” on the north side of the building; 2) to correct the site lighting calculations prior to the Council meeting; and 3) that the applicant provide color samples, actual chips and materials to the Committee members one week prior to the Council meeting

REPORT IN BRIEF: The petitioner requests site plan modification approval for structural additions and site work to Flagler Construction Equipment Davie. The proposed retrofit should improve and enhance the neighboring industrial area. Staff finds the modification complete and suitable for transmittal.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the December 9, 2008 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to the following: 1) to remove the note on the site plan SP-1, which states a “roof overhang” on the north side of the building; 2) to correct the site lighting calculations prior to the Council meeting; and 3) that the applicant provide color samples, actual chips and materials to the Committee members one week prior to the Council meeting. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: SPM 12-4-07/08-31/Flagler Construction Equipment Davie

Original Report Date: 11/26/08

Revision(s):

12/17/08

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: FCE Properties of Davie, LLC
Address: 4700 Millenia Boulevard, Suite 500
City: Orlando, Florida 32839
Phone: (407) 659-8700

Petitioner

Name: Craven Thompson & Associates, Inc.
Address: 3563 Northwest 53rd Street
City: Ft. Lauderdale, Florida 33309
Phone: (954) 739-6400

Background Information

Application Request: The petitioner requests site plan modification approval for structural additions and site work

Address: 5210 Reese Road

Location: Generally located on the south-side of Reese Road, between Davie Road and Florida Turnpike

Future Land Use Plan Map: Regional Activity Center

Existing Zoning: RAC-RTE, Regional Activity Center – Research Technology East

Previous Zoning: M-3, Intense Manufacturing and Industrial District
(Broward County)

Existing Use: Flagler Construction Equipment Davie (Heavy Equipment Repair and Distribution)

Parcel Size: 3.93 gross acres (171,007 sq. ft.)

Proposed Use(s): Shop expansion, Office/storage expansion, Equipment off-loading ramps, Open-air equipment wash station

Proposed Density: n/a

		<u>Surrounding Land</u>		
<u>Surrounding Use(s):</u>		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Designation(s):</u>		
North:	Interstate-595	Transportation		
South:	Industrial Use	Regional	Activity	
Center				
East:	Industrial Use	Regional	Activity	
Center				
West:	Industrial Use	Regional	Activity	
Center				
<u>Surrounding Zoning(s):</u>				
North:	T, Transportation			
South:	RAC-RTE, Regional Activity Center – Research Technology East			
East:	RAC-RTE, Regional Activity Center – Research Technology East			
West:	RAC-RTE, Regional Activity Center – Research Technology East			

Zoning History

Related zoning history:

On September 17, 1997, the Town of Davie Council approved the Regional Activity Center Future Land Use Classification for the area including the subject site.

On February 6, 2008, the Town Council approved rezoning of areas contained in the Regional Activity Center. This action changed the zoning of the subject property from M-4 (County), Limited Heavy Industrial to RAC-RTW, Regional Research and High Tech District West District.

Previous Request(s) on same property:

Plat Application (P 3-5-08, Dargel Plat)), this boundary plat application was approved by Town Council on May 12, 1989.

Site Plat Application (SP 4-4-94, L.B. Smith Facility), this site plan application was approved by Town Council on August 3, 1994.

Rezoning Application (ZB 12-1-07, Flagler Construction Equipment Davie), the petitioner requested to rezone the subject property from M-3, Intense Manufacturing and Industrial District (Broward County), to M-2, Medium Industrial District, this request was later withdrawn due to the adoption of the Regional Activity Center zoning districts.

Concurrent Request(s) on same property:

Delegation Application (DG 12-2-07, Flagler Construction Equipment Davie), the petitioner is requesting approval of a plat note amendment increasing the size of industrial use from 12,000 to 18,000 square feet.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code (Section 12-24(J)(8)), the M-2, Medium Industrial District. The M-2 District is intended to implement the industrial classification by providing for medium industrial uses, by their inherent nature or by virtue of the materials used, processes utilized or products produced, may involve some characteristics objectionable to or incompatible with residential areas.

(Note: the petitioner has voluntarily adhered to the M-2, Medium Industrial District (Town of Davie) development standards, which are more restrictive than the M-3, Intense Manufacturing and Industrial District (Broward County))

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, M-2, Medium Industrial District, requires the following minimums: lot area of 35,000 square feet, frontage of 100 feet, maximum building height of 35 feet, and 20 percent minimum open space.

Land Development Code (Section 12-208(A)(14)), requirements for off-street parking, for industrial uses; One (1) space for each six-hundred (600) square feet of floor area of the building, plus one (1) space for each three-hundred (300) square feet of office use.

Land Development Code (Section 12-32.506 RAC Districts; intent and requirements, Regional Activity Center-Research and Technology District East (RAC-RTE) District, Intent and Character. High potential for immediate development is the focus for this district. It is the intent of this district to promote regionally significant development that includes large-scale commercial development, and Research & Development (R&D) that is complementary to the educational and research institutions of the South Florida educational center (SFEC).

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. This planning Area includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 97.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The subject site has been the location of Flagler Construction Equipment Davie for several years. The scope of this request includes:
 1. Shop expansion (located on the southside of the existing main building)
 2. Office/storage expansion (located on the northeast corner of the existing main building)
 3. Equipment off-loading ramps (located at the southern portion of the site)
 4. Open-air equipment wash station (located at the southeastern portion of the site)
 5. Site work (including walkway/sidewalks, dumpster enclosures, concrete curbing, parking spaces, new stripping/markings, and light poles)
2. *Architecture:* The proposed architecture on the existing main and wash-bay buildings is new and reflects a modern industrial design. Exterior building materials consist of colored and spandrel glass, shadow box metal and laminate panels. The exterior elements are painted the following: wall base (old town grey), laminate panels (dark charcoal gray), and pipe bollards (safety yellow).
3. *Access and Parking:* Vehicular access into the site is through an existing main entrance off Reese Road. After vehicular traffic enters, it maneuvers thru two-way parking aisles around the building at the center of the site. Gravel parking for the heavy construction equipment is located at the rear (southern) portion of the site.

The proposed site plan meets minimum parking requirements by providing (53) standard parking spaces, and three (3) handicapped spaces for a total of (56) spaces. Per Section 12-208(A)(14), industrial use parking ratio is 1/600 square feet of floor area and 1/300 square feet for office use.

4. *Lighting:* The proposed site photometric plan meets minimum requirements with maximum foot-candles of one (1) at the property lines adjacent to neighboring properties. Additionally, the intensity of the illumination for the exterior parking facility maintains an average 1.04 foot-candle (code requires not less than one (1)), and at no point is the illumination less than (0.5) foot-candles.
 5. *Signage:* Signage is not part of this request. All proposed wall and/or freestanding signs shall meet the minimum requirements prior to issuance of a building permit. Presently, the subject site consists of one (1) existing monument sign at the main entrance.
 6. *Landscaping:* The proposed landscape plan meets the minimum requirements as indicated in the land development code. The following plant material is proposed along the perimeter of the subject site: new/relocated Live Oaks and palms; new/existing Crepe Myrtle and Ficus Hedge; Mahogany; and Satin Leaf.
 7. *Drainage:* The subject site lies within Tindall Hammock Drainage District. Approval from Tindall Hammock Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. (see attached letter).
 8. *Trails:* There are no designated trails adjacent to the subject site.
 9. *Compatibility:* The heavy equipment repair and distribution center expansion is compatible with the neighboring industrial use properties.
-

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. As per §12-33(JJ), Enclosures shall have gates designed to meet the Crime Prevention Through Environmental Design (CPTED) guidelines. (Denote on the plans how proposed dumpster gate doors meet CPTED guidelines – August 29, 2008, see attachment (Section 12-33(JJ) Dumpster enclosures design standards) October 13, 2008)

Engineering Division:

1. It appears that proposed addition will be located in the old covered truck wash area next to existing building. The survey shows that area has a reclaim pit. Provide demolition plan for this area and any necessary soil tests to confirm that soils under slab was not contaminated over time.
2. Soil tests must be submitted during Final Engineering plan review process.
3. Provide details for tank farm bollards.
4. Provide details for Final Engineering plan review process.

5. Provide cross-section and detail for proposed equipment wash area. Provide detail for containment system. The Clean Water Act requires businesses to route vehicle wash wastewater to water treatment facilities or to state-approved drainage facilities designed to protect the environment. Filtration of the wastewater may be conducted before discharge to a sanitary sewer. Contact Town utility department for additional information. Filtration is recommended so that fewer solids are present in the wash wastewater stream discharge to the sanitary sewer system. A National Pollutant Discharge Elimination System permit from the Broward Department of Environmental Protection is required for businesses that discharge vehicle wash wastewater directly into a surface water body.
 6. Provide requested information during Final Engineering plan review process.
 7. Provide stormwater management calculations to ensure drainage is adequate for site. It appears that additional catch basins may be required to properly drain site. Show direction flow arrows to each catch basin.
 8. Provide approval from Tindall Hammock ISC District prior to final site plan approval.
-

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Eastside Facility on February 13, 2008 and February 20, 2008. Attached is the petitioner's Citizen Participation Report.

Findings of Fact

Staff finds this request to be consistent with the general purpose the Town of Davie Land Development Regulations and Comprehensive Plan. Furthermore, this request is in conformance with all applicable codes and ordinances in terms of site design, circulation, setbacks, and buffering requirements. Retrofitting this heavy equipment repair and distribution center should improve and enhance neighboring industrial area.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the December 9, 2008 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to the following: 1) to remove the note on the site plan SP-1, which states a "roof overhang" on the north side of the building; 2) to correct the site lighting calculations prior to the Council meeting; and 3) that the applicant provide color samples, actual chips and materials to the Committee members one week prior to the Council meeting. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. 1,000' Mail-out Radius Map
 2. 1,000' Mail-out of the Subject Site
 3. Public Participation Notice
 4. Public Participation Sign-in Sheets
 5. Public Participation Report
 6. Future Land Use Plan Map
 7. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location:

*P&Z\0_Dev Review\Development Applications\Applications\SPM_Site Plan Mod\SPM_07\SPM 12-4-07 Flagler
Construction Equipment*

Exhibit 1 (1,000' Mail-out Radius Map)



Exhibit 2 *(1,000' Mail-out of the Subject Site)*

BROWARD COUNTY
BOARD OF COUNTY
COMMISSIONERS
115 S ANDREWS AVE ROOM 326
FORT LAUDERDALE FL 33301-1801

FCE PROPERTIES OF DAVIE
LLC
4700 MILLENIA BLVD STE 500
ORLANDO FL 32839

FERNCREST VILLAGE LAND CO
INC
PO BOX 292037
DAVIE FL 33329-2037

FLORIDA DEPT OF
TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

FORMAN INDUSTRIAL LAND L
L C
888 SE 3 AVE STE 501
FORT LAUDERDALE FL 33316

FORMAN,DORIS D TR ET AL
PO BOX 292037
DAVIE FL 33329-2037

FORMAN,MILES AUSTIN TR &
FORMAN,HAMILTON C TR
PO BOX 292037
DAVIE FL 33329-2037

GLENN'S AUTOMOTIVE INC
5320 W STATE ROAD 84
DAVIE FL 33314

HAMILTON,M & BLANCHE C
FORMAN
CHRISTIAN FOUNDATION
1524 CORAL RIDGE DR
FORT LAUDERDALE FL 33304

KELLY TRACTOR CO
8255 NW 58 ST
MIAMI FL 33166-3406

N & D HOLDING INC
5310 W STATE ROAD 84
DAVIE FL 33314-1240

SEIMS,SANDRA,FORMAN,W H
BOUNDS,BEVERLY ET AL
PO BOX 292037
DAVIE FL 33329-2037

U S BRICK & BLOCK SYSTEMS INC
2701 REESE ROAD
DAVIE FL 33314-1203

Current Occupant
2601 REESE RD
Davie, FL 33314

Current Occupant
2700 REESE RD
Davie, FL 33314

Current Occupant
2700 SW 52 AVE
Davie, FL 33314

Current Occupant
2701 REESE RD
Davie, FL 33314

Current Occupant
2800 REESE RD
Davie, FL 33314

Current Occupant
2801 REESE RD
Davie, FL 33314

Current Occupant
4501 STATE RD 84
Davie, FL 33314

Current Occupant
4629 STATE RD 84
Davie, FL 33314

Current Occupant
4711 STATE RD 84
Davie, FL 33314

Current Occupant
4720 STATE RD 84
Davie, FL 33314

Current Occupant
5210 REESE RD
Davie, FL 33314

Current Occupant
5300 REESE RD
Davie, FL 33314

Current Occupant
5310 STATE RD 84
Davie, FL 33314

Current Occupant
5310 STATE RD 84
Davie, FL 33314

Current Occupant
5310 STATE RD 84
Davie, FL 33314

Current Occupant
5310 STATE RD 84
Davie, FL 33314

Current Occupant
5310 STATE RD 84
Davie, FL 33314

Current Occupant
5320 REESE RD
Davie, FL 33314

Current Occupant
5320 STATE RD 84
Davie, FL 33314

Current Occupant
5320 STATE RD 84
Davie, FL 33314

Current Occupant
5320 STATE RD 84
Davie, FL 33314

Current Occupant
5340 STATE RD 84
Davie, FL 33314

Current Occupant
5340 STATE RD 84
Davie, FL 33314

Current Occupant
5340 STATE RD 84
Davie, FL 33314

Current Occupant
5350 REESE RD
Davie, FL 33314

Current Occupant
5350 STATE RD 84
Davie, FL 33314

Current Occupant
5350 STATE RD 84
Davie, FL 33314

Current Occupant
5350 STATE RD 84
Davie, FL 33314

Current Occupant
5350 STATE RD 84
Davie, FL 33314

Current Occupant
5350 STATE RD 84
Davie, FL 33314

Current Occupant
5350 STATE RD 84
Davie, FL 33314

Current Occupant
5360 REESE RD
Davie, FL 33314

Current Occupant
5370 REESE RD
Davie, FL 33314

Current Occupant
5370 REESE RD
Davie, FL 33314

Current Occupant
5370 REESE RD
Davie, FL 33314

Current Occupant
5370 STATE RD 84
Davie, FL 33314

Current Occupant
5370 STATE RD 84
Davie, FL 33314

Current Occupant
5370 STATE RD 84
Davie, FL 33314

Current Occupant
5370 STATE RD 84
Davie, FL 33314

Current Occupant
5370 STATE RD 84
Davie, FL 33314

Current Occupant
5370 STATE RD 84
Davie, FL 33314

Current Occupant
5380 REESE RD
Davie, FL 33314

Current Occupant
5380 STATE RD 84
Davie, FL 33314

Current Occupant
5380 STATE RD 84
Davie, FL 33314

Current Occupant
5380 STATE RD 84
Davie, FL 33314

Current Occupant
5380 STATE RD 84
Davie, FL 33314

Current Occupant
5380 STATE RD 84
Davie, FL 33314

Current Occupant
5380 STATE RD 84
Davie, FL 33314

Current Occupant
5380 STATE RD 84
Davie, FL 33314

Current Occupant
5380 STATE RD 84
Davie, FL 33314

Current Occupant
5410 REESE RD
Davie, FL 33314

Current Occupant
5410 REESE RD
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5410 STATE RD 84
Davie, FL 33314

Current Occupant
5420 REESE RD
Davie, FL 33314

Current Occupant
5420 STATE RD 84
Davie, FL 33314

Current Occupant
5420 STATE RD 84
Davie, FL 33314

Current Occupant
5420 STATE RD 84
Davie, FL 33314

Current Occupant
5420 STATE RD 84
Davie, FL 33314

Current Occupant
5420 STATE RD 84
Davie, FL 33314

Current Occupant
5420 STATE RD 84
Davie, FL 33314

Current Occupant
5420 STATE RD 84
Davie, FL 33314

Current Occupant
5440 STATE RD 84
Davie, FL 33314

Current Occupant
5460 REESE RD
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5460 STATE RD 84
Davie, FL 33314

Current Occupant
5490 REESE RD
Davie, FL 33314

Current Occupant
5490 STATE RD 84
Davie, FL 33314

Current Occupant
Davie, FL

Current Occupant
Davie, FL

Current Occupant
Davie, FL

Current Occupant
Davie, FL

Current Occupant
Davie, FL

Current Occupant
Davie, FL

Current Occupant
Davie, FL

Exhibit 3 (Public Participation Notice)

February 7, 2008

Town Clerk
Town of Davie
Town Hall 6591 Orange Drive
Davie, Florida 33314-3399

**RE: CITIZEN PARTICIPATION PLAN MEETING FOR
FLAGLER CONSTRUCTION EQUIPMENT FACILITY
PROJECT NO. SPM-4-07**

Dear Town Clerk:

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors

This letter is to invite you to a citizen participation meeting relating to the Flagler Construction Equipment Facility for a parcel located at 5210 Reese Road. The Flagler Equipment Company uses the property for repairs of heavy construction equipment and distribution location for new heavy equipment. The site plan application is requesting to expand the existing 11,256 square foot building and add one service bay of 3,275 square feet to the building. A proposed new covered structure for equipment wash is proposed on the southern portion of the property. We are processing a site plan application and along with a proposed rezoning application for the property. We are requesting to rezone the property to the Town of Davie M-2 Medium Industrial District. The existing facility was developed under the Unincorporated Broward County M-3 Industrial Zoning District. We are required by the Town to rezone the property to Town of Davie Zoning District as part of the site plan approval process. Attached is a copy of the proposed site plan and location sketch of the property.

Under the Town of Davie ordinances, the petitioner is required to hold two (2) Citizen Participation Meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings:

▪ **First Citizen Participation Meeting:**

Date: February 13, 2008
Time: 7:30 PM - 8:30 PM
Location: Town of Davie Eastside Facility
4300 SW 55th Avenue
Davie, FL 33314

▪ **Second Citizen Participation Meeting:**

Date: February 20, 2008
Time: 7:30 PM- 8:30 PM
Location: Town of Davie Eastside Facility
4300 SW 55th Avenue
Davie, FL 33314

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954) 739-6400
Fax (954) 739-6409

West Palm Beach

Exhibit 4 (*Public Participation Sign-in Sheets*)

CITIZEN PARTICIPATION SIGN -IN SHET

Meeting Davie Eastside Facility

February 13, 2008 7:30 PM to 8:30 PM

<u>NAME</u>	<u>CONTACT INFORMATION</u>
--------------------	-----------------------------------

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

CITIZEN PARTICIPATION SIGN –IN SHET

**Meeting Davie Eastside Facility
February 20, 2008 7:30 PM to 8:30 PM**

<u>NAME</u>	<u>CONTACT INFORMATION</u>
--------------------	-----------------------------------

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

Exhibit 5 (Public Participation Report)

November 26, 2008

Mr. David M. Abramson, Deputy Planning & Zoning Manager
Development Services Department
Town of Davie
6591 Orange Drive
Davie, Florida 33314-3999

**RE: FLAGLER CONSTRUCTION EQUIPMENT (SPM 12-4-07)
SUMMARY OF PUBLIC PARTICIPATION MEETINGS
CT&A PROJECT NO. 07-0060**

Dear David:

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, that Craven Thompson & Associates, Inc., the petitioner notified by certified mail all the property owners surrounding the subject property within 1,000 feet to invite them to, two (2) Public Participation Meetings, located at Town of Davie Eastside Facility, 4300 SW 55th Avenue, Davie, Florida 33314 on February 13 & February 20, 2008 from 7:30 PM to 8:30 PM.

The above scheduled meetings were held, however, none of the Town of Davie property owners attended. Even though no surrounding property owner(s) attended these meeting's Craven Thompson & Associates the petitioner believes we have fulfilled the requirements of the Public Participation Ordinance concerning the site plan and rezoning application process. Attached is a copy of each citizen notification letter and example package.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

EDWARD P. PLOSKI, AICP
Senior Planner

EPP/jm

Enclosure

cc: Rob D. Blount - Alfonso Architects

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954) 739-6400
Fax (954) 739-6409

West Palm Beach

Exhibit 6 (*Future Land Use Map*)

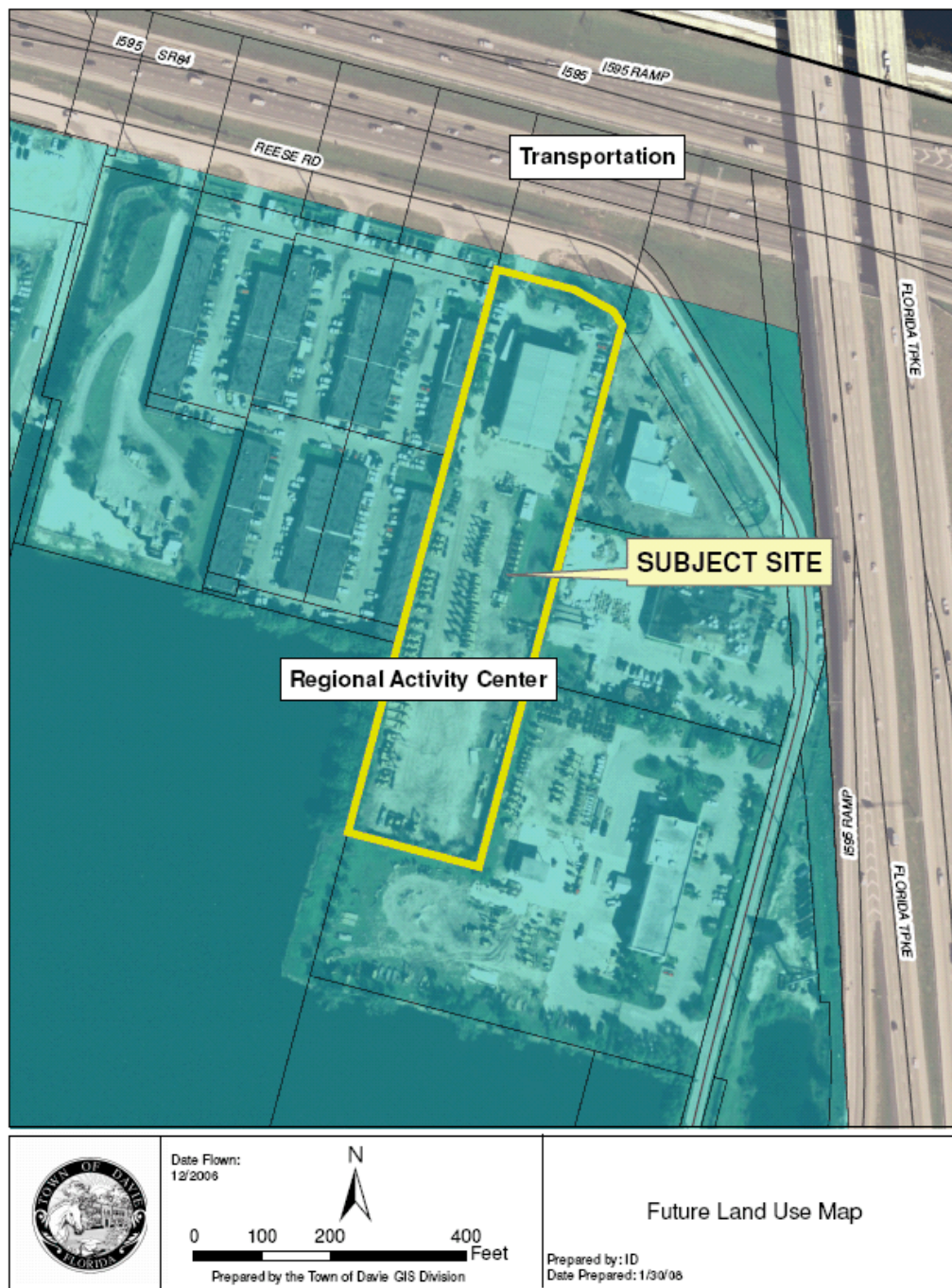


Exhibit 7 (Zoning and Aerial Map)

